

COMING SOON
UNDER CONSTRUCTION




SHOPS AT INDIAN CREEK


Highway 42 and Tanger Blvd, Locust Grove, GA 30248




DEMOGRAPHICS

1 MILE


 4,559
Estimated population


 208
Estimated daytime population

 \$88,072
Average household income

 1,598
Households

3 MILE


 15,712
Estimated population


 4,674
Estimated daytime population


 \$84,790
Average household income

 5,262
Households

5 MILE

 28,395
Estimated population

 6,285
Estimated daytime population

 \$88,846
Average household income

 9,465
Households

DRIVE TIME POPULATION

5
Min  10,756

10
Min  22,537

15
Min  53,437

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

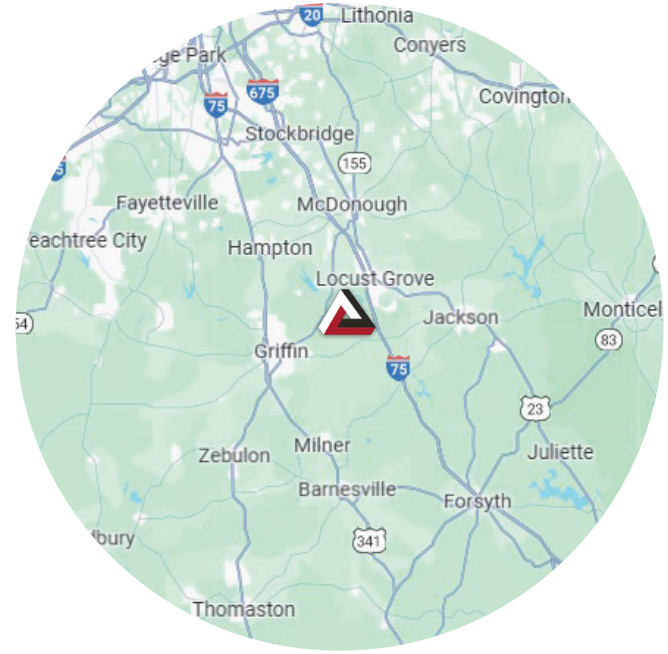
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
	Grocery Anchor TBA	-	B3	Available	1,500 SF	OP 4	In Negotiations	1,0 AC
A1	Available	1,500 SF	B4/B5	Allure Nail Bar	3,000 SF	OP 5	Available	1,01 AC
A2	Available	1,200 SF	B6	Available	2,000 SF	OP 6	In Negotiations	1,07 AC
A3	Available	3,300 SF	OP 1	Available	1.17 AC	OP 7	In Negotiations	0.85 AC
B1	Available	4,000 SF	OP 2	Available	1.0 AC	OP 8	Available	3.26 AC
B2	Available	1,500 SF	OP 3	Available	1,0 AC			



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HIGHLIGHTS

- New 48,000 SF grocery-anchored shopping center coming Q4 2025.
- Inline retail space and outparcels for lease.
- Traffic light has been approved for the intersection of GA 42 and Tanger Blvd.
- The site is 2.5 miles from the Tanger Outlets (one of only two Tanger Centers in Georgia), which sees over 4 million visitors annually.
- Locust Grove, GA is midway between Atlanta and Macon, along I-75, and is less than 30 miles from Hartsfield-Jackson International Airport.



 **Traffic Counts.**
11,500 on Highway GA-42.

 **Full access from Highway GA-42.**
Full access from Tanger Blvd.

 **Signage options available.**

